## City Real Estate-For Sale,

Manhattan. Above 14th St .- 5th Ave. to East River.

B. C. & F. T. BARRY, 647 Madison Ave.

TO CLOSE AN ESTATE, ARGE, MASSIVE, FOUR-STOR HIGH-STOOP BROWNSTONE, 40TH ST., NEAR BROADWAY.

ASKING PRICE \$32,000. Offers Wanted.

1479 Broadway, NEAR 42D ST. N FIFTH AVE., facing the Park-21-foo hing can be bought at a bargain; price \$65,000 be runted at \$3,000 a year.

B. C. & F. T. BARRY, 647 Madison Ave.

Vashington Heights-Above 125th st., West of 8th Ave.

GREATEST BARGAIN ON WASHINGTON HEIGHTS

Hamilton Terrace The Only Restricted Street

North of 125th St.

Call and examine these houses in this beautiful healthful and growing neighborhood. Always open JOSEPH COAR, Builder. Miscellaneous.

All those having property for sale or to exchange would do well by sending full particulars to the office of

Mordecai & Hibbard,

696 Columbus Ave., Cor. 94th St.

Bronx-Sale or Rent.

nouns and tiled bath room, nickel-plated and all improvements; convenient to L.

BARGAIN---COME QUICK. FGANT detached 2 family houses, lots 25x100; brolley, 'L' station; all modern improvements. HARIPS, 867 East 169th st. Sundays, 11

Brooklyn-Sale or Rent. -Handsome buff brick house, 9 8 elegant mantels; Roman bath; shoo cash. GILBERT ELLIOTT, 215 to Will buy 1623 Atlantic ave, near Troy two-story basement trame two-family house, or premises, or of CONDICT, 32 Broad-Manustrus.

Queens-Sale or Rent. OR SALE at anction, at Whitestone, L. L. on unity, Dec. 9, at 10 a, m., desirable property of depot, to close estate.

Real Estate-Out of the City.

Long Island-Sale or Rent. BARGAIN-Fine farm, 10 acres, poultry and sike heavy, rich soil; new house, good barn; 100 it these; mear school, depot, etc. \$1,250; \$250 in J. R. SWEZZIY, Patchogue, L. L.

Westchester-Sale or Rent. Only Ten Cents per Week. Real Estate-Out of the City.

New Jersey-Sale or Rent, Xmas at Home. Can You Honestly Say So?

Christmas present your family with lote in Orange Mountain town; hour from city, er; we build your home at rates you now ent. MANDEVILLE MANOR, 103 West \$3 BUYS BUILDING LOT. Above 14th St .- 5th Ave. to North

> Miscellaneous. AN ACRE PLOT,

CONTAINING 17 2-5 LOTS, FOR ONLY \$350,

ON EASY MONTHLY PAYMENTS, WITH-OUT INTEREST. THIS YOU CAN PUR-CHASE AT HEMPSTEAD GARDENS, SE-LECTED AND PURCHASED BY THE LATE AUSTIN CORBIN AS THE IDEAL SPOT FOR HOMES ON LONG ISLAND. HEMPSTEAD GARDENS IS ONLY 1 HOUR PROM N. Y. CITY HALL. TWO STATIONS ON PROPERTY. COMMUTATION LESS THAN 20 CENTS A DAY. TITLES GUAR-ANTEED FREE OF COST. FOR OTHER INFORMATION, MAP AND FREE TICKETS CALL OR ADDRESS H. C. RATH & CO., 11 JOHN ST., N. Y. C.

HOUSE AND 1 ACRE, \$175.

Real Estate to Exchange. BUSINESS buildings in New York City, with equities ranging from \$15,000 to \$300,000; owners want lots or country property. ROBT, AP-PLETON, JR, 11 Pine st.

COUNTRY property wanted, must be free and clear; will give you good equities in income paying New York property. ROBT, APPLETON, JR, 11 Pine st.

I WANT a small private house in New York, West Side preferred; will give in part payment in \$5,500 free and clear farm; balance cash or nortgage. BOBT APPLETON, JR., 11 Pine st.

Real Estate Wanted.

WANTED

COUNTRY PROPERTY wanted: Florida, California, Western, editertained; in part payment for elegant new apartment house, rented. J. TAY-LOR, 203 Broadway. One Family House. Easy Terms

[823, 1825 Critoma ave., near 175th st., contemper to a from a five story improved tenement in good location, all rented. THOS. P. FITZSIMMONS, 1477 Broadway. MONEY TO LOAN in suburbs at 6 per cent; asonable charges; small sums preferred, JEWELL, It Broadway. WANTED to buy for cash, improved city property any one requiring money and wishing to sacrification or the property can find quick buyer. RENEST TRIBET-HORN, 302 Broadway.

Business Property to Let.

89 EAST 116TH ST.

Chas. H. Easton & Company, AVENUE C, 200 Large store, plate glass window, suitable any business; \$22; fully worth \$30.

STORE—Plate-glass window; suitable for any husiness; rent reasonable. Apply 16I East 113th at.

TO LET—Store and basement; apartments in the rear. Inquire 403 East 34th st.

81ST ST, 520 EAST—Large, light store, with rooms adjoining; good location for butcher or fancy goods business; \$25.

dass front doors: easy payments, beliefer, 1106 Hancock street, or 1406 Brandway, Broodlyn.

A LARGE AND AIRY FACTORY,

JOHN JORDAN & SON,

409, 411 West 14th st. Desk Room, 100th St. Nicholas Ave.

AT \$40 MONTH—Wide store and basement. 89 Fulton st., Brooklyn, bet., ferry and Bridge, RU-LAND & WHITING, 5 Beckman st. Terrished pay for and 5115 will buy large for and 5116 will buy large forms and bath; all amprovements for large form

Flats and Apartments to Let

Unfurnished-East Side. LEXINGTON AVE., 1502—Five, six rooms throom; \$17, \$19; improvements; corner house incements; stationary jeebox. Janitor, inducements; stationary jeebox, Jamitor,
1ST AVE, 1083, between 59th and 60th sts.—
Three large rooms, newly gainted, 57-88, Janitor,
1ST AVE, 1562-1568—Five-room flats, \$13-\$14.
Apply to janitor, 1566 1st ave. Resolve That It Be So Next Xmas.

2d Ave., 2099. Apartments of 3 and 4 rooms; improves 10.50. See janitor. S. F. JAYNE & CO., 254 W. 23d St. Flats of 5 large rooms and bath, with all overments; "L" station on corner; rents, \$15.
TAYLOR, 200 East 107th st 22D ST., 421 EAST—Four and five large rooms; nt, \$7, \$10. Housekeeper, first floor, front.

A.—FINE FLATS, 59 East 84th st., 4 rooms and bath; location unexcelled; rents very reasonable.

87TH ST. AND EAST END AVE.—6 rooms, bath, steam heated; rooms fronting park, \$21 up.

90TH ST., 172 EAST—Seven light rooms, in

ONE MONTH FREE.

PRANCIS J. SCHNUGG,
78 East 90th st.
1947H ST. 53 EAST—5 rooms and bath; newly ecorated; halls heated; rent. \$18. Inquire junitor. 115TH ST., 10, 12 & 14 EAST

Apartments, 4 rooms, bath, hot water supply ivate halls; reasonable rents for desirable ten-its. On premises. railroad station: terms \$25 down and 50 cents by Call on CONTRACTOR, 161 East 34th New York City, until 8 evenings.

> 334 EAST 125TH ST. Unfurnished-West Side.

LIGHT, WELL VENTILATED FLATS, \$25 to \$35, hot water supply. Apply on isea. 402 West Stit st., or E. WHITAKER, Broadway, near W. 74th st.

houses in the 70s, near 5th consers. Apply to FEASE have near 4th sz.

Nouses in the 70s, near 5th consers. Apply to FEASE have near 4th sz.

ENT and stores; improvements; heated halls; select; ST, and stores; improvements; heated halls; select; ST, and stores; improvements; heated halls; select; ST, ST, ST, corner 11th st.—Four rooms, are 4th sz.

ENT and stores; improvements; heated halls; select; ST, ST, ST, corner 11th st.—Four rooms, are the standard for t

gant all running through apartments, 5, bath; all decorated; steam-teated halls; ed tenants; reasonable rents. Inquire of-next door, 205 West 27th st. STH AVE. 464. NEAR 34TH ST.—SIX LARGE to \$100 monthly; highest references. MRS. BUR-BOOMS, WITH IMPROVEMENTS; RENT. \$30 GEOGHEGAN, 423 9TH AVE. GEOGHEGAN, 423 FTH AVE.

12TH ST., 149 WEST—Parlor and connecting com; furnished or unfurnished; suitable doctor, lentist; every convenience; terms moderate.

18TH ST., 152 WEST—Two large connecting coms; parlor floor; southern exposure; running rater; gas and heated.

ULATOR OR HOMESEEKERS—Have 2 LOSTS to let, large and small, with and without a fine-fourths—cost to build; all improvenents inshed; trolley and L roads. GEO. 1704 Park ave. 157 West 23d st. 425 WILL rent beautiful light office, large windows. 41 39-41 Arm st. Apply 95 Liberty st. The George Apartments, \$7.50 The George Apartments, \$7.50 3 rooms, with water and washtub; toiletails; halls newly oilclothed; everything now, and freshly painted. MRS. WRIGHT, Houseke 21 West 27th at 521 West 27th at.

26TH ST. 247 WEST—3 and 4 room apartments to let. Apply to janitor.

27TH ST., 448 WEST—Three room flat; newly painted; improvements; halls carpeted; \$10, \$12. Janitor.

27TH ST., 457 & 459 WEST—Three and four large rooms in thorough order; well kept houses; rents, \$10 to \$13; two weeks free.

33D ST., 242 WEST—Large, old-fashfoned floor, in nice location; near 8th ave. trolley and "L."

39TH ST., 406 WEST, near 9th ave.—Four improved rooms, \$12 or only; hall bedroom; rare hance.

Seven rooms, bath, hardwood, tiled bath rooms en plumbing; newly decorated; bell boy attend ce; public telephone; ront, \$400 to \$600. Appl 74-78 WEST 85TH ST

Flats and Apartments to Let. Unfurnished-Above 125th Street.

nee mouse; \$40 m monito. Daniel seymour, bronx.

New MODEL APARTMENTS.

Northwest corner of 141st st. and 8th ave.—4 nd 5 vooms and bath, all light; steam heated; initery and open plumbing; \$17 to \$21. Jantor.

STH AVE. 2544 near 135th st.—Four large, ght rooms; private hall, hot water; improvements; 2 \$14.

Steam Heated Flats, \$16 to \$20 126th St., 534 to 550 West. Five large oms and bath; convenient to cable; wily decorated. WARREN & SKILLIN, 96

A 7-ROOM FLAT, \$22.

ELEGANT NEW FLATS. \$12.00 TO \$18.00.

166th and 167th Sts. and Park Ave., 2 blocks west of 3d ave. elevated road station.
Apply on premises.

01ST ST., 309 TO 313 EAST—Flats of 5 rooms, Borough of Brooklyn—Unfurnished. Now I have what you are looking for-1 minute to L station, 17 min-BOOMS, bath, ateam heat and not water, when the bound of the large states and not water, when the large states are states and not water, which is a second of the large states and heat and hot was a second of the large states and second of the large states are second of the large states and second of the large states are second of the large states and large states are second of the large states and large states are second of the large states and large states are second of the large states are \$13 to \$19. Open Sundays. EDW. F. MONAHAN,

German-American Improvement Co.

42-46 Brooklyn Ave.

406-408 St. Mark's Ave. Five rooms and bath; all improvements; halls eated; janitor's service. Apply Janitor. \$14 to \$16. 7TH AVE. 153—Two unfurnished, pleasant rooms; light housekeeping; suitable for couple or elderly lady. Mrs. Allen.

Furnished-West Side. 7th Ave. Corner; 200 W. 119th. 36TH ST., 250 WEST—Private neighborhood, completely, comfortably furnished flats; \$7 to \$8.50 weekly; \$28 to \$30 monthly references.

Furnished-Miscellaneous. Furnished Apartments and rooming houses bought and sold. For particu-lars and references, MRS, BURLEIGH, 142 Wes 42d st., room 2.

High-Class Apartments Financed. or longer; bank references. MRS. BURLEIGH, 142 West 42d st., room 2.

Borough of Brooklyn-Furnished. JAY ST., 319, Brooklyn—Dector or dentist; Handsomely furnished front and back parlor; fold-ing doors; nics neighborhood.

7th Ave., N. W. cor. 27th St. Flats and Apartments Wanted.

Want Six High-Class

Houses to Let-City. Unfurnished.

Houses & Flats-WM. STONEBRIDGE (office), South of 14th Street.

South of 14th Street.

GREENWICH AVE., 78½—Rasement, newly fitted up; good opening for shoemaker, etc. Inquire 178 6th ave.

Water; gas and Bented.

19TH ST., 7th and Sth aves.—Desirable floors of 4 and 5 rooms each; near central business location; no car fare to pay; rent, \$15. Estate Samuel 178 6th ave.

Phillips, 214 West 19th st.

18UKING C 14th St., 181 E. 184th st., near 3d ave.

COSY, detached cottages; seven rooms; improvements; runt \$20 month. Call on BURTON, \$1 mo car fare to pay; rent, \$15. Estate Samuel Phillips, 214 West 19th st. Zast 125th st.

25TH ST., 234, 236 WEST—Two connecting 4tory houses; rent. \$1,000 each; caretaker in
harge. Owner, WM. S. PATTEN, 111 Broadway.
117TH ST., 526 EAST—\$30 per month, 3-story
twelling, suitable for two families.

Houses to Let-Brooklyn,

Brick House, \$25

LEXINGTON AVE., 1584—Front parlor, suitable or two gentlemen or doctor's office; quiet house; il conveniences, board optional. LEXINGTON AVE., 415A—Large room for genemen or couple; steam heat; hot and cold water;

Furnished Rooms to Let.

East Side. A.—HIGH CLASS, EEGANTLY FINISHED FLATS.

5 and 6 large rooms and tiled bath; southwest or 141st st, and St. Ann's ave.; open plumbars; baths and halls heated; hot water supply; and wood trim; rent, \$18 to \$26; halls electric ighted.

53D ST., 150 EAST-A large sunny room,

room; bath; also bedroom; lat floor, left.

104TH ST., 190 EAST, Regon's bell—Front rooms, large and small, from \$1.25.

112TH ST., 202 EAST—Nicely furnished room to let for one or two. Mrs. Makoney.

116TH ST., 425 EAST—Large furnished room for gentleman; bath and heat; private house; reasonable.

CHARLES ST., 5-To let, single rooms; \$1 to

ATH AVE., 53—Neat, cleanly rooms, \$1.25 to 3.50 weekly, with or without board. Restaurant. 9TH AVE. 188 Nice, comfortable rooms for me or two ladies; ring twice. 10TH AVE., 412—Nicely furnished large rooms, ith gas; double \$5, single \$1.50 per week.

12TH ST., 56 WEST—Pleasant, clean rooms, by content to all business localities.

157H ST., 349 WEST—Large back parlor, hot od cold water and heated; other rooms.

177H ST., 245 WEST—Large front rooms, \$3, r housekeeping; rooms \$2, \$1.50; all housekeep-

19TH ST, 47 WEST—Lurge and small furnished some; tath adiolning; steam heat. 19TH ST, 365 WEST—Pleasant rooms; also after floor, suitable for a doctor. 21ST ST., 163 WEST-Nicely furnished, well , large front room; light ho 23D ST., 449 WEST—Large front sunny room with all conveniences; nice location; near elevated breakfast if desired; terms reasonable.

23D ST., 407 WEST—Furnished rooms; light housekeeping; gas.
24TH ST., 206 WEST—Large, landsomely furnished rooms, separate or together, one flight up; trivate bath, conveniences; breakfast optional; \$6 weekly. 24TH ST., 41 WEST-Nice large front and back coms; private bath; ample closets; transients accommodated.

24TH ST. 260 WEST—Nicely furnished hall bedrooms; house newly renovated.

24TH ST. 250 WEST—Front and back first floor for couple, 3 men; also other rooms.

24TH ST. 342 WEST—Second floor large room; \$5; all conveniences; private American family.

25TH ST. 224 WEST—Nice, newly furnished room; large and small; heat; gas; desirable.

26TH ST. 242 WEST—Large front room; small room adjoining housekeeping, \$4.50; other rooms \$3.50, \$4; bath. bi. 50, \$4; bath.

20TH ST., 129 WEST—Large and small rooms; ias, bath; quiet house; for gents; \$2 to \$3.

2TH ST., 57 WEST—Nicely furnished front coms; steam heated; \$3.50 up; gentlemen.

2TH ST., 22 WEST—Handsomely furnished proms. 22 pooms, 2 liked balance, 20 minper two families: managements double
two families: managements double
two families: managements
from doors; casy payments
builder, 1198 Hancock street, or
86 Broadway, Broadlyn,
Real Estate Advertiser and Home
from viewa, floor plans and parbuilders at the lotty, price 10 cents. MKENNER
from the lotty, price 10 cents. MKENNER
from the lotty and three large, light rooms; nawly decorated;
gas, tubs; quiet, clean houses, \$6.50 to \$8.50.

66 Broadway, Broadlyn,
from the lotty and three large, light rooms; nawly decorated;
gas, tubs; quiet, clean houses, \$6.50 to \$8.50.

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from the lotty and three large, light rooms; nawly decorated;
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66 Broadway, Broadway,
from the lotty.

67 Broadway, Broadway,
from the lo 27TH ST. 314 WEST--Front hall room; gas, bath, private hall, conveniences. Mrs. Sweet.

31ST ST., 325 WEST--Large front sunny rooms; all conveniences; nice location; near all cars; housekeeping; hall room.

32D ST., 343 WEST--Large, comfortably furnished second and third floor rooms; housekeeping conveniences; hall room, \$1.75.

32D ST., 343 WEST--\$4; nicely furnished, large room; bousekeeping conveniences; clean, quiet house.

37TH ST., 257 WEST--Nicely furnished back parlor. hussekeeping, \$4; amall room, \$2.

38TH ST., 231 WEST--Nicely furnished rooms; all conveniences; central location.

48TH ST., 335 WEST--Neatly furnished rooms, large and small; heated, running water, bath; \$2 upward. biST ST. 251 WEST-Large and small, sunny mt rooms; well heated; convenient location; lib-il table, moderate; table board. 518T ST., 413 WEST—Pleasant room, light, arm, bath, privileges; convenient to L and sur-ce railroads; terms reasonable. McDonough.

Furnished Rooms to Let.

West Side.

3TH ST., 279 WEST—Parlor, bedroom, heat piaco, bath, \$4.50. Call evenings. Offerman.

AMSTERDAM AVE., 1423-Nicely furnished out room for one or two gentlemen; two flights

Borough of Brooklyn.

67H AVE., 167—Alcove and back room; im-rovements; excellent neighborhood; table board; nvenient; also back parlor for doctor.

Furnished Rooms to Let.

Borough of Brooklyn. H ST., 454, Park Slope—Two nice rooms; ce heat; private family; without board; gentle-references

Furnished Rooms Wanted.

Boarders Wanted.

5TH AVE., 207—Pleasant room, suitable for we persona; with board; terms reasonable.

21ST ST., 49 EAST Warm, sunny rooms, new

ABINGDON SQUARE, 11—Desirable double single rooms; excellent table; improvements; heat; \$5, \$4.50.

120TH ST., 305 WEST—Nicely furnished rooms, ith private entrances; good board; cars connent; very moderate. Cox.

Borough of Brooklyn. ARE YOU SETTLED

DE KALB AVE., 162—Desirable second-floor leave toom, everlooking Washington Park, with

ments; very convenient.

PUTNAM AVE., 275—Connecting aquare rooms; also hall room; board optional; terms reasonable; convenient to "L" and trolley.

Board Wanted. GENTLEMAN and wife, young, refined, wish board with agreeable people; state terms; moderate price imperative. C. H., 75 Journal.

IMPORTANT NOTICE ADVERTISERS,

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